



City of Gahanna

Meeting Minutes

Planning Commission

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Kristin E. Rosan, Chair, Jennifer Tisone Price, Vice Chair, David K. Andrews, Bobbie Burba, Joe Keehner, Donald R. Shepherd, Thomas J. Wester

Kayla Holbrook, Deputy Clerk of Council

Wednesday, July 8, 2015

7:00 PM

City Hall

Commission will caucus at 6:30 p.m. in the Committee Room

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Gahanna Planning Commission met in Regular Session in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio on Wednesday, July 8, 2015. The agenda for this meeting was published on July 2, 2015. Chair Kristin Rosan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance led by Jennifer Price.

* Joe Keehner arrived at 7:03 p.m.

Present 7 - David K. Andrews, Joe Keehner, Donald R. Shepherd, Bobbie Burba, Jennifer Tisone Price, Kristin E. Rosan, and Thomas J. Wester

B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.

C. APPROVAL OF MINUTES:

[2015-0133](#) Planning Commission Minutes June 24, 2015

A motion was made by Shepherd, seconded by Wester, that these Minutes be Approved. The motion carried by the following vote:

Yes: 5 - Andrews, Shepherd, Burba, Price and Wester

Absent: 1 - Keehner

Abstain: 1 - Rosan

D. HEARING OF VISITORS - ITEMS NOT ON AGENDA

None.

E. APPLICATIONS/PUBLIC HEARINGS:

Chair stated Public Hearing Rules that would govern all public

hearings this evening. Assistant City Attorney Thomas L. Weber administered an oath to those persons wishing to present testimony this evening.

[V-0013-2015](#)

To consider a variance application to vary section 1171.03(a), Fence Standards, of the Codified Ordinances of the City of Gahanna; to allow a fence to exceed six feet in height; for property located at 220 Olde Ridenour Road; Parcel ID number 025-001085-00; current zoning OG-3, Olde Gahanna Recreation; City of Gahanna, applicant. (Advertised in the RFE on 7/2/2015.)

Blackford gave summary of application; fence is necessary to provide safety to pedestrians along the trail; showed areas where the fence is proposed on an aerial map; are places within the city where a fence 10' or higher is permissible without variance; fence is being requested for safe pedestrian activity; staff noted the purpose is to enhance natural amenities around the Big Walnut Creek and maintain green spaces for recreational activities; staff recommends approval of variance; request is consistent with goals and objectives of zone district and design guidelines.

Chair opened public hearing at 7:08 p.m.

Applicant, Troy Euton, Director of Parks & Recreation with the City of Gahanna, said they are asking for a fence that is 10' high; need it to provide the necessary safety from golf balls.

Chair called for opponents.

Kyle Kraney with his wife Michelle Kraney said they recently purchased 295 Olde Ridenour Road, it sits on top of the hill with a gorgeous view; moved here in hopes to raise a family in this community; got the information about the fence and have done significant research over the last few days; said he is a golfer and liked the idea of being able to walk down to the golf course from their home and the fence would prevent that; upset because they purchased the home for the view; originally thought that the fence was in line with the street but then realized it is not; also concerned with a black colored fence; not opposed to the trail; believes it is needed for pedestrians in the area; needs to be courtesy of the community pedestrians to not walk through while there are golfers hitting balls; asked how they will not tear up the pond or the green on some of golf areas; said we are in shock; worried about property value of their newly purchased home; asked how much the golf course has questioned the need for a fence; recommended a green fence to match curb appeal instead of black.

Euton said fence varies in elevation as it proceeds over its course; the fence is below road level between 4-5 feet for the most part; there is a

60-80 foot section that is close to street level elevation to the east; will drop back down to the trail and the base of the fence will be 4-5 feet below street level just after the green; the color black was chosen as it disappears into the landscape more so than green; happy to accommodate the color but request it be painted to blend into the background; appreciates the comment that the trail is needed; said the fence is also needed for protection to the trail users; many of our trail users are parents with small children who may not be looking up for balls; said he has built a mesh fence previously but it does not last very long and is a lot of cost and labor; we design projects with sustainability in mind; the proposed fence will last many years; frequently see 8-9 months of golf course use and is positive revenue into the department.

Andrews said he has received complaints about losing the sledding hill; does not want to lose the sledding hill; understands the need for a trail in the area; Euton said it is a hazard to some; police have issues with parking in the area when there is sledding; not a safe area to sled; said regardless of the fence there will still be a trail and you cannot have sledding over the trail; it is a dilemma; not against sledding; made these decision with engineers' and other agencies' input; option is economical and logical; noted there is another hill just north of the golf course hill that can be used; said not all of the sledding hill will be compromised, just the area that is hill with a larger slope; said our surveys showed that trails are what the community wants and sledding has not shown up on the surveys; Andrews said he is just making Euton aware that the citizens and media will be upset about losing the sledding hill; Euton said he has two people in two months call him about the sledding hill; will be bringing the trail to Council next Monday; not saying the trail is going in, as that is up to Council; just recommending this trail option based on the engineering opinions; said this is part of a regional trail in the long term; this trail will have millions of dollars of economical impact along the region; have to look at the impacts and would love nothing more than to make everyone happy but has yet to see that happen; Burba asked how long the trail is; Euton said that section is 4200 feet and will total will be around 5 miles; noted this is one of nine sections; completed construction on five sections and this is the sixth; Burba asked how long until the other three sections are complete; Euton said section 8 goes from Price Road to Pizzuro Park and will go under IR-270 which will require the approval of many different agencies and be a longer process that will not be on our timeline; started planning this trail in 2006 and it was approved in 2007; had plans to use part of private property but that has since changed; trail projects can take 10-15 years to complete; do not have resolute timelines for the remaining sections; Burba asked if there are alternative routes for the trail; Euton said 4 different alternatives were studied the other feasible route costs

about half a million dollars more; will not change the need for the fence in one area; does not have half a million dollars for the alternative; in the floodway and will still need a fence if go to the east of the golf course and the fence will be prohibited by federal regulations; does not know of another alternative that does not cost more money; showed photos of a fence that he would like to replicate; Shepherd asked if the image shown was the fence to scale; Euton said he believes so as it was put together by engineers; Shepherd said that even with the fence there is still a safety risk from golf balls; Euton said it is not impossible for a ball to go over the fence but it should prevent any serious injury; Shepherd agreed that an all black fence is the most attractive; Wester said people do want the trails and that has been discussed over years in the Commission; will support this as it will have a lot of use; happy to see Gahanna moving forward with this; Price asked if the pictures have silver posts; Euton said they are but ours would not look exactly like that; ours will be painted and will not have that vinyl coating as it cracks and has to be replaced; ours will go up all silver and after it weathers it will all be painted black with a professional finish; Price asked about the visibility from the residents' perspective; Euton said the residents will not see the fence when they look straight across into the valley but they will if they look straight down; the perspectives will change at each direction and elevation; residents will see it but will make it blend with the environment as much as possible; the trail is right along Olde Ridenour Road and those driving along will be able to look down and see the full height of the fence; Price asked about landscaping to soften the visibility; Euton said there may be down the road but hesitant with salt as the trail is along the road and would be impacted; would not like to block the view of the golf course; Rosan asked about a temporary fence; Euton said no, we would have to pay labor to put up and take down fence each season; said even with a mesh fence there are still concrete based posts; Rosan asked about surrounding communities and their trails; Euton said the pictures tonight are from a Columbus trail near a golf course; have not studied all surrounding communities' golf course areas with trails.

Rosan asked Kraney about him nodding when she asked about the surrounding communities; Kraney said his wife has done a lot of research and Dublin denied a five foot fence along a golf course area; said the information is out there and other communities have come up with alternatives and we need to do more research; Kraney asked about construction time and tree removal; also noted he would see snow on the fence all winter; Euton said none of the green or tees will be modified; most of the trees have already been removed for this project; a few trees that are no longer healthy, one of which is a huge oak tree may need removed but it is not because of this project; two trees the golf course wants removed for the project, they will be

removed; will not be clearing all the trees along the road; Rosan asked about City Council making the decision about where the trail is going and why he is seeking the variance now; Euton said this is usually done months in advance before going to Council so when it is presented he does not have to go back to Planning Commission for approval and Council's decision be contingent upon Planning Commission; Rosan asked what the risk of a line drive hitting someone on the trail would be; Euton said higher velocity shots will impact only a small portion; said this is more complex as it is an amateur course; will have to take more precautions as we do not know who or where balls are being hit, as Murfield is a different course where you can predict various drives and their impact.

Chair closed the public hearing at 7:58 p.m.

Keehner said there is a need for the fence so he does not see how he can vote against this; feels for the people who live across the street but they have a great view regardless; if black works best that is what we need.

A motion was made by Shepherd, seconded by Wester, that this Variance be Approved. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

[V-0009-2015](#)

To consider a variance application to vary Section 1165.08(b)(6), Permanent Signs, of the Codified Ordinances of the City of Gahanna; to allow a monument sign to exceed 8' in height; for property located at 246 Lincoln Circle; current zoning CC, Community Commercial; DaNite Sign Co., applicant.

(Advertised in the RFE on 6/4/2015.)

Blackford gave summary of application; reminded the Commission there is a companion request for a design review; said there have been 4 options provided; if one of the sign options is selected there will be no need for a variance; showed on the overhead each option; in design review district three; states that the signage should be as low profile as possible and be in conformance with neighboring properties and uses; staff thinks a low profile sign will be inconsistent with the development in the area.

Chair opened public hearing at 8:02 p.m.

Andrew Wineberg with DaNite Sign, agreed a small sign would be inconsistent; believes option B is the building owner's favorite and understands the Commission would like the beveled slants on the ends of the signs; can accommodate that request.

Chair called for opponents. There were none.

Shepherd asked if they looked into a sign that would not need a variance; Wineberg said they can alter the base but the cost to the building owner would be too extensive and they would still likely need a variance; Rosan asked for discussion on the options; Price said not in favor of the design; does not see the necessity of a tenant panel with the slow speed limit on the street; Keehner noted the previous sign was just as high as proposed; Wineberg said they like the option to state "for lease" or "space available" for people passing by; believes it benefits the businesses going into the plaza; Price said it is not attractive to have "for lease" on a tenant panel.

Errol D'susza, managing partner for company who owns the sign, said the tenants of the space were very excited to hear they would be having a tenant panel.

Chair closed the public hearing at 8:14 p.m.

Shepherd said he is not in support; believes it can be built within code; does not want visual clutter in the area; believes it can be nice within the 8 feet restriction; Keehner noted the current sign is more than eight feet; Wester said he will not be in support; agrees with Shepherd's statements; Keehner said he is ambivalent; he does not have an issue with the height as it is already above code.

A motion was made by Price, seconded by Burba, that this Variance be Approved. The motion failed by the following vote:

Yes: 2 - Keehner and Rosan

No: 5 - Andrews, Shepherd, Burba, Price and Wester

[Z-0002-2015](#)

*****APPLICATION WITHDRAWN*****

To consider an application for Zoning Change for 2.71+/- acres of property located at 233-283 S. Hamilton Road and 232 Iroquois Park Place; current zoning SF-3, Single Family Residential; requested zoning CX-1, Neighborhood Commercial Mixed Use; Gallas Zadeh Development, LLC, applicant.

(Advertised in the RFE 4/9/15 and 4/16/15)

*****APPLICATION WITHDRAWN*****

Chair noted for the record that this application has been withdrawn.

F. UNFINISHED BUSINESS:

[DR-0005-2015](#)

To consider a Certificate of Appropriateness application; for property located at 246 Lincoln Circle; LND Strawberry Plaza LTD; DaNite Sign

Co., applicant.

See discussion under V-0009-2015.

Blackford noted he has no additional comments; Rosan asked the applicant, as the variance was denied do they want the Commission to pick a sign tonight or does the applicant want more time to discuss and bring back another design; D'susza said they would like more time, will be able to come back with more design options.

Applicant asked Commission a question after the motion was made.

D'susza asked for guidance on design; Rosan said the beveled angling on the top; Keehner said something more interesting; likes the beveled top; does not like the red capping at the base of the sign; Rosan said to consult with Bonnie Gard with Zoning as she has experience and administratively approves sign designs as part of her job; Price said she recommends doing a survey to know if they can remove the red cap at the base.

A motion was made by Price, seconded by Keehner, that this Design Review be Postponed to Date Certain to the Planning Commission, due back on 7/22/2015. The motion carried by the following vote:

Yes: 7 - Andrews, Keehner, Shepherd, Burba, Price, Rosan and Wester

G. NEW BUSINESS: None.

H. OFFICIAL REPORTS:

City Attorney - No Report.

City Engineer - No Report.

Department of Development

[2015-0132](#) Department of Development Attachment

1. Item: MORPC's Metropolitan Transportation Plan

Blackford said they met with MORPC last week; June through August metropolitan transportation plan was reviewed; they have a project map and you can suggest projects for the upcoming years; will evaluate the suggestions; take a look at projects that may need things like trails.

Council Liaison

Price asked if there was someone on the Commission that would like to serve due to her new evening commitments; Rosan said we can make a new appointment next week.

CIC Liaison - No Report.

Chair - No Report.

- I. **CORRESPONDENCE AND ACTIONS: None.**
- J. **POLL MEMBERS FOR COMMENT: None.**
- K. **ADJOURNMENT: 8:22 p.m.**
- L. **POSTPONED APPLICATIONS: None.**